

I·V·Y·W·I·L·D

MASTER PLAN

NEIGHBORHOOD

SITE ANALYSIS

LEGEND

- MAJOR ARTERIAL STREET
- MINOR ARTERIAL STREET
- COLLECTOR STREET
- DISTRICT BOUNDARY
- FLOODPLAIN 100 YEAR
- OPEN SPACE
- AWKWARD OR DANGEROUS INTERSECTION
- CITY OR NEIGHBORHOOD LANDMARK / SPECIAL FEATURE
- STEEP TOPOGRAPHY
- DRAINAGE PROBLEM AREA
- PEDESTRIAN PATHWAY CUT WHERE SIDEWALKS DO NOT EXIST
- STREETS W/POOR EDGE DEFINITION: LACK OF CURB &/OR GUTTER, SIDEWALK, STREET TREES, CARS PARKED ON VERGE, ETC
- FIRE HYDRANT
- STREET LIGHT

NOTES

- A** EXISTING CHILDREN'S CROSSWALK LOCATION
Currently unmarked or signed. Topography makes children difficult to see and encourages excessive speed.
- B** MINOR ARTERIAL ROADS THAT HAVE FEW, IF ANY, STOP SIGNS, &/OR LIGHTS, OR SPEED LIMIT SIGNS. Excessive speed and traffic is a problem.
- C** ASSISTED LIVING HOMES FOR SENIORS, ORPHANS, OR TROUBLED YOUTHS
- AUTO-RELATED COMMERCIAL**
Strip commercial related to auto sales, service, or parts; commercial uses oriented toward motorists; forms north and east boundaries of neighborhood; causes traffic and negative use impacts to the residential areas.
- COTTAGE COMMERCIAL**
Commercial and business uses that frequently occupy converted houses; district maintains the more historic character of the neighborhood: original setbacks and architecture, mature trees, sidewalks.
- MULTI-FAMILY "TRANSITION ZONE"**
Occupies area between commercial uses and single family uses; characterized by apartment complexes that relate more to Nevada Avenue: architectural style, upkeep, converted motels, etc; does not appear to be a part of the residential neighborhood.
- "THE KNOB"** - SINGLE FAMILY RESIDENTIAL 1940s TO PRESENT
More suburban style architecture on larger lots; occupies the upland area of the neighborhood; fewer trees, less mature surroundings than rest of neighborhood.
- "CREEKSIDE"** - SINGLE FAMILY RESIDENTIAL 1890s TO 1920s
Traditional, turn-of-the-century architecture on smaller lots; heavily influenced by Cheyenne Creek and Run, street layout, trees, topography.
- IVYWILD SCHOOL NEIGHBORHOOD CENTER / MIXED-USE DISTRICT**
Neoclassical revival and modernist architecture with sympathetically designed additions which relate to mixed uses and are compatible with surroundings.
- Community Activity Centers**-Activity centers that serve the day-to-day needs of the surrounding neighborhoods and residential area. These areas are typically anchored by a grocery store, with supporting establishments including, but not limited to, variety, drug, and hardware stores; and personal service establishments, such as medical offices, beauty shops, and restaurants.

Figure 3
SITE ANALYSIS MAP



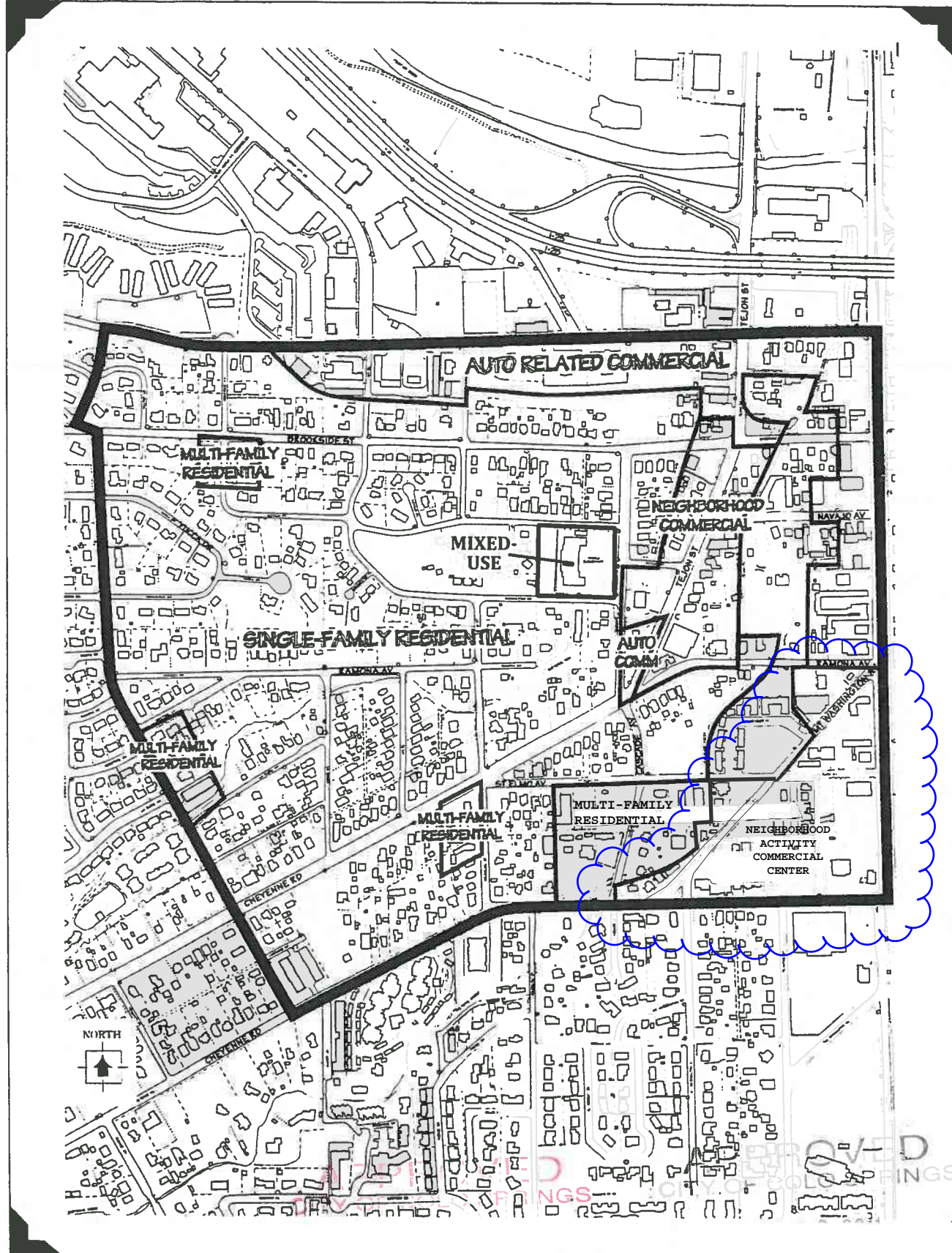


Figure 4
LAND USE MAP

BY

areas of potential concern: the C-5 zone, which overlays the apartment and cottage commercial uses from the half block west of Nevada to Cascade; and the R-5 zone between the half block west of Nevada Avenue and Woodburn Street, and bounded by Dorchester on the north to Cheyenne Road on the south boundary of the Study Area, covering single-family uses.

The C-5 zone, between Nevada and Cascade, is a potential problem for the following reasons. It encompasses approximately half of the multi-family land use area, suggesting that the area could eventually be commercial. The multi-family land use serves to buffer the single-family uses from the Nevada Avenue strip commercial uses, and it is valuable in helping to prevent commercial encroachment. Because of current zoning, however, commercial encroachment is a real possibility, which could remove the buffering effect of the current land use and possibly reduce the quality of neighborhood for the single-family areas. However, redevelopment to commercial uses would trigger more significant landscape buffering to screen the impacts of the adjacent land uses under the landscape ordinance for new construction.

The R-5 zone in the southeastern corner of the neighborhood covers one of the oldest areas in Ivywild, which has many Victorian and bungalow style houses that are valuable to the neighborhood's identity and character. This zone designation may encourage unsympathetic apartment and rooming house conversions that could diminish the cohesive, single-family atmosphere that residents stated in their survey that they enjoy. In addition, R-5 zoning may conditionally allow such uses as mini-warehouses that are not appropriate to the character of this part of the neighborhood.

Table 4
IVYWILD ZONING

Zoning	No. Acres	Percent (%) of Total Area
R-1-6000	39.5	16.4
R-2	78.0	32.5
R-5	49.0 47	20.5 19.6
R-5-P	3.5	1.5
PUD	4.0	1.6
C-5	55.5 57.4	23.0 23.9
C-6	3.0	1.0
C-6P	0.5	0
C-6/CR	8.0	3.5
TOTAL	241.0	100.0



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NEIGHBORHOOD ZONING

Zoning Map Legend

R-1-6000: Single family residential use on lots of 6000 square feet minimum; personal care boarding homes permitted; schools and religious institutions conditionally permitted.

R-2: One and two family residential on 5000 square foot minimum lots; intermediate and personal care boarding homes permitted; schools, religious institutions, human services, and day cares conditionally permitted.

R-5: Multi-family residential permitting single, two, and multi-family housing, rooming houses, nursing homes, religious institutions, day cares, schools and human services; funeral parlors, hotels, hospitals, libraries, clubs, mini warehouses conditionally permitted.

R-5-P: Multi-family planned provisional requires that additional, mitigating efforts be made by the developer to better blend the project with its surroundings.

PUD: Planned unit development; permits residential units, religious institutions, open space, personal or intermediate care boarding home, retirement home, rooming house; human services, day cares, nursing homes conditionally permitted.

Ivywild PUD:
Planned Unit Development; permits residential units, office, and commercial including but not limited to: public assembly space, brewery (with ancillary uses associated with brewing operations including grain and liquid storage tanks), bakery, restaurant, parking, agricultural uses (including crop production and commercial greenhouse), and radio studio (including broadcasting tower and commercial mobile radio service (CMRS) facility)

C-5: General commercial including: shops and studios, clinic, laboratory, market, office, parking, school, religious institution; conditional uses: auto sales and repair, mini warehouses, human services, day cares, nursing homes, hospitals, restaurants, retail and personal beauty services.

C-6: General business including: any use included in C-5, auto repair and storage, drive-in business, light fabrication, mini-warehouses, wholesale business; conditional uses include: residential units, kennels, human services, day cares, nursing homes, teen or young adult clubs.

C-6-P: General business planned provisional requires that additional, mitigating efforts be made by the developer to better blend the project with its surroundings.

C-6/CR: General business conditions of record: represent further refinement of zoning regulations intended to address specific issues related to a proposed use and its compatibility with adjacent existing land uses. Conditions of record are generally developed at the time zoning for property is changed.

Disclaimer: The zoning descriptions provided herein represent summaries of the type of land use permitted under specific zoning. Full characterization of zoning is contained in the *Colorado Springs Zoning Ordinance*.



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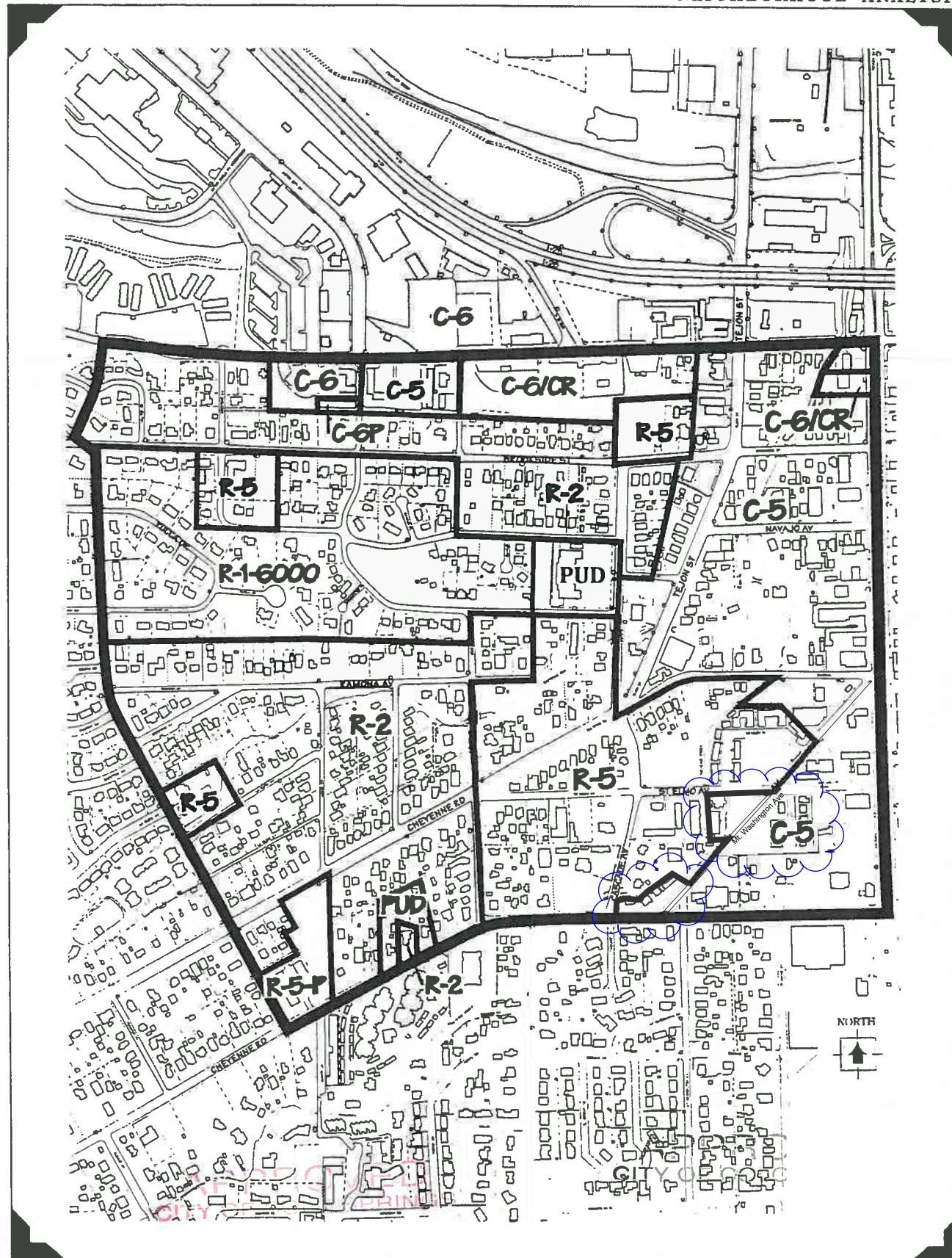
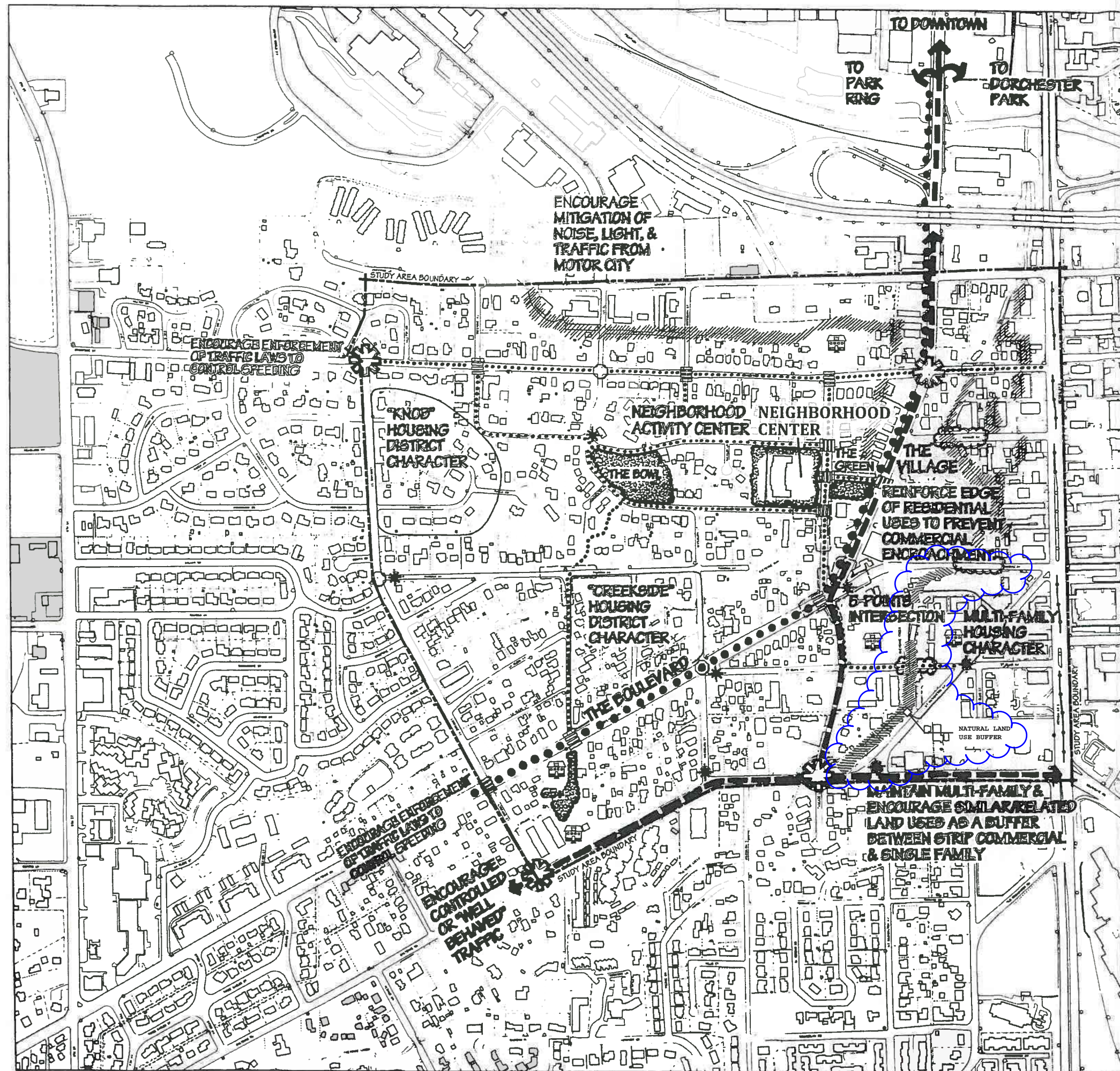


Figure 5
ZONING MAP



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MASTER PLAN

NEIGHBORHOOD

OPPORTUNITIES AND ISSUES

LEGEND

- NEIGHBORHOOD SPINES
VEHICULAR
PEDESTRIAN AND BIKE
- PEDESTRIAN AND BIKE NETWORK
- GATEWAYS
NATURAL
ARCHITECTURAL
- POTENTIAL PARK LOCATIONS
- STREET/TRAFFIC IMPROVEMENTS (POSSIBLE LOCATIONS)
DESIGNATED CROSSWALKS
WITH STOP SIGNS OR SIGNALS
- IMAGE OPPORTUNITIES
- RESIDENTIAL INFILL OPPORTUNITIES
- TRANSITION AREA BETWEEN DISTRICTS
- NATURAL AND LAND USE BUFFER SUGGESTED
- SENIORS' USE

NOTES

- NEIGHBORHOOD ACTIVITY CENTER -**
Centrally located for residential uses; park opportunities at both ends as anchors; all pedestrian and bike paths can lead to and come from Center; opportunities for linear recreation around Center.
- THE BOWL -**
Good potential park site shaped like a bowl; natural drainage - evidence of wetland plants; anchor for Neighborhood Activity Center, could be geared to middle and high school children and adults.
- THE SCHOOL -**
~~Existing elementary school facility that could be enhanced to be another anchor for Neighborhood Activity Center; could serve more as a park - potential for intergenerational center; important neighborhood landmark.~~
The school is converted to a Neighborhood Center with a variety of mixed-uses including residential, commercial, and office and preserves the building as a landmark.
- THE VILLAGE -**
Cottage commercial core that should be enhanced for vehicular and pedestrian traffic; well-done residential conversions should be encouraged; discourage auto-related commercial and unsympathetic infill.
- THE BOULEVARD -**
Should be developed as a pedestrian and bike connection from The Village to Cheyenne Canyon; include streetscape amenities for pedestrians; slow vehicular traffic with stop signs or signals.
- THE PEDESTRIAN AND BIKE SYSTEM -**
Should have priority for street lighting, cross walks, and posting of stop and speed limit signs; could be developed using appropriate themed elements (not necessarily concrete sidewalks or Victorian features); develop for safety and to encourage walking and cycling.

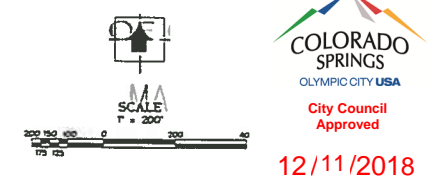


Figure 6
ISSUES/OPPORTUNITIES MAP

